

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of April 14, 2014

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Pearson, Larson, Glass, Klinkhammer, Radabaugh, Hibbard, Weld,
Ms. Mitchell and Ms. Ebert

Staff Present: Messrs. Tufte, Ivory, Noel, Koerner, Fieber, Genskow

The meeting was chaired by Mr. Pearson.

1. **GENERAL SITE DEVELOPMENT PLAN (PZ-1401) – Overlook/Deck and Path, Fifth Avenue**

Mr. Tufte presented the request to approve a site plan in a P-Public District for a deck overlook with a 5' gravel pathway down to a landing on the Chippewa River. The location is near the south end of Fifth Avenue and along the bike trail. The cantilevered deck would be 30' wide by 45' in length. The Water Street Business Improvement District (BID) would fund the project. The Waterways and Parks Commission has recommended approval. Concern exists due to the proposed location of the project conflicting with City sewer and storm sewer utility lines. The final location will need to be approved by Public Works so utility lines are protected.

John Mogensen, Chairman of Water Street BID, said the overlook's location will be moved to the east to address conflict with the City's utility lines. The BID would maintain the deck. He quoted a UWEC study by professor Sean Hartnett that notes river current and depth at the proposed location. The river landing and pathway up the bank will help people tubing to exit the river safely. He said students already use the spot for access but the exit is not safe and this project would make it safer.

Lisa Apenson, 301 Water Street, stated the project would reduce risk and injury by promoting crime prevention through environmental design. The pathway would help create a safe place for people to exit the river after tubing. The location has been historically used as beach and a point of entry.

Marcia Brandner, 629 Menomonie Street, stated the project is desirable and historically there was a path/pier there. She has concerns, however, that the path might promote unlawful behavior from students during the night. In the past, she has had to call the Police because of problems occurring on her property or nearby.

Steve Reuter, 413 Water Street, said he has tubed the river with his sons and the landing location is the safest to exit the river. Other nearby spots along the bank are too rocky.

Mr. Weld motioned to recommend approval of the site plan with conditions of the staff report. Mr. Larson seconded and the item carried. Ms. Mitchell voted nay.

2. **SITE PLAN (SP-1410) – Multi-tenant Warehouse, N. Clairemont and Truax Boulevard**

Mr. Tufte presented the request to approve a site plan for a multi-tenant warehouse facility located at the northwest corner of N. Clairemont Avenue and Truax Boulevard. The property is within the Gateway Industrial Park. The project would create a two-phase project with 60,000 sq. ft. attached buildings with rear loading docks. Required parking is based on future employee counts but there is room for future parking if needed. Site access driveways are off Truax Boulevard and Preston Road.

Applicant, David Peters of 510 Gilbert Avenue, asked the commission to reduce the amount of bike parking required based on likely future tenants.

Mr. Weld motioned to approve the site plan, and reduce bicycle parking to half the amount required. The full requirement shall be met, however, if tenants create the bicycle demand. Ms. Mitchell seconded and the item carried. Mr. Hibbard voted nay.

3. **SITE PLAN (SP-1411) – Sign Plan for R.D. Larson Business Center**

Mr. Radabaugh recused himself from the item.

Mr. Ivory presented the request to approve a uniform sign plan for a multi-tenant office building at 3402 Oakwood Mall Drive. The sign plan shows up to four major multi-tenant wall signs on the building's front face, with each being no larger than 80 sq. ft. in size. The channel-lettered signs would be located above the second floor windows. A monument sign is proposed at the northeast corner of the site. Another monument-style sign could be allowed at the southeast side. Ground signs shall comply with C-3 provisions. A directory sign in the lobby is envisioned for small tenants.

Jay Bearson with Jay's Sign Service, 138 Race Street, spoke on behalf of the project.

Mr. Weld motioned to approve the site plan for the signage. Mr. Hibbard seconded and the item carried. Mr. Radabaugh abstained.

4. **DISCUSSION/DIRECTION**

A. Update of the Historic Randall Park Neighborhood Plan

Mr. Ivory presented the updated draft of the 1995 plan. The update process has taken place over the last 18 months. A planning committee was formed to help prepare the plan. Extensive survey work was done to gather additional neighborhood input. The plan is a guide for the neighborhood to develop strategies for its stabilization and improvement. The original plan was put together in 1978, spurred on by the growth of the university and rental housing. The current plan is divided into six chapters and highlights the accomplishments of the prior plan and what still needs to be undertaken, along with new issues that were identified. Two trends to note over the last 20

years are declines in home ownership and a loss of non-college age residents and families. About 4,800 people live the neighborhood, of which 15% are single-family owners. A task force is recommended to explore and recommend solutions to stabilize the neighborhood. Property upkeep is still a major concern and code enforcement has limitations due to lack of staff.

Commissioners discussed the plan update and various neighborhood issues. It was recommended to enlarge appropriate maps for better readability. There was concern also that rental projects outside of the neighborhood might be attracting less student renters.

Mr. Hibbard motioned to schedule the public hearing on the plan update. Seconded by Mr. Larson and the item carried.

B. Local Landmark Designation, 212 McKinley Avenue

Mr. Ivory presented the request to designate the property on 212 McKinley Avenue as a historic landmark. The house, located in Third Ward, is within the National Historic Register District. The house is a tutor revival home built in 1929. The White family home is important because Mr. White was a civic leader in the community and helped organize the early baseball programs in the city. The designation is in compliance with the Comprehensive Plan and neighborhood plan.

C. Code Compliance Items

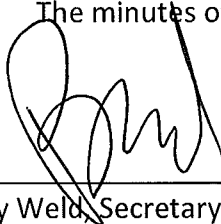
None.

D. Future Agenda Items

None.

5. **MINUTES**

The minutes of the meeting of March 31, 2014, were approved.

A handwritten signature in black ink, appearing to read 'Terry Weld', is written over a horizontal line.

Terry Weld, Secretary